

HB 294 Frequently Asked Questions

Why must I file? / Who did this?

The Ohio Legislature included this provision in HB 294, which became law on September 28, 2006. The Rental Registration portion of the bill requires residential rental property owners to provide the County Auditor with additional contact information.

Do I have to file the Residential Registration Form?

Pursuant to O.R.C. 5323.02, If you have residential rental property, you may be required to file.

"If you own real property, as an individual or as one who has interest in an entity that owns real property (LLC, Corp, LP, Trust etc) and you don't reside in the property AND you are or considering renting the property to another person(s) for residential purposes, this law may apply to you & you should file our office-prepared form in order to be in compliance. The law has legal consequences, and as such if you don't understand whether you should file, you should consult an attorney."

SIMPLY PUT - If you own property, don't live in it and receive compensation from others who do live in it - there is a good chance HB 294 applies to you and you should read and file the Lucas County Rental Registration Form. If you're not sure – contact a lawyer.

What does "Residential Rental Property" mean?

"Residential Rental Property" includes real property, one or more dwelling units leased or rented solely for residential purposes, or a mobile home park or a site where lots are leased for parking mobile/manufactured homes/RVs for residential purposes. This regulation does not pertain to hotels or college dorms.

Where do I get the Rental Registration Form?

Property owners can get the Lucas County Rental Registration forms in the following ways:

1. Pick up forms at One Government Center, Suite 670, Toledo OH 43604
2. Call (419) 213-4406 to request that a form be sent by standard mail.
3. Download a PDF (Portable Document Format) form online at www.co.lucas.oh.us/auditor

Where do I return the Rental Registration Form?

Forms containing original signatures can be filed by:

1. Dropping off at One Government Center, Suite 670, Toledo, OH 43604.
2. Mailing to One Government Center, Suite 670, Toledo, OH 43604.

Can I fax the form to the Auditor's office?

No. The Auditor's office will not accept faxed copies. All forms must include the original signature of the property owner or representative.

Can I use a Rental Registration Form from another county or agency?

No. The Lucas County Auditor's office has designed a unique form and that will be the only form accepted.

What is the Auditor's office going to do with this information?

The forms will be public information as with all government forms. The Auditor's office does not have plans at this point to disseminate the information. The Auditor's office is simply the depository for the forms and will file and maintain them so that they are available for public review.

What is the penalty if I don't file the Rental Registration Form?

O.R.C. 5323.99 directs the Auditor to assess a penalty for those not in compliance.

Do I need to get an attorney?

Maybe. All property owners are encouraged to understand HB 294. In the event that the property owner has any legal questions, it is recommended that they seek legal counsel. The Auditor's office is available to answer general questions, but is unable to provide legal advice.

When do I need to file the Rental Registration Form?

HB 294 was passed and went into effect on September 28, 2006. Property owners should file as soon as possible so that they are in compliance with the law. The law states that any change in status must be filed within 10 days of the change.

What do I do if I live out of state?

The State of Ohio requires that if the owner resides outside the state of Ohio, the owner must designate an in-state agent. The agent must be at least 18 years of age and reside in the state of Ohio.

I own an apartment complex or mobile home park; do I have to file a separate Rental Registration Form for each apartment unit or mobile home site?

No. Owners need to file for each parcel of land not each unit or site. The Lucas County Rental Registration Form will accommodate multiple parcels. Additional sheets may be attached to the form if necessary.

What is the cost of registration?

There is no cost associated with the Residential Rental Property registration.